



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2405166
Applicant Name: Ben Rankin
Address of Proposal: 116 East Edgar Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. Existing structures to remain.

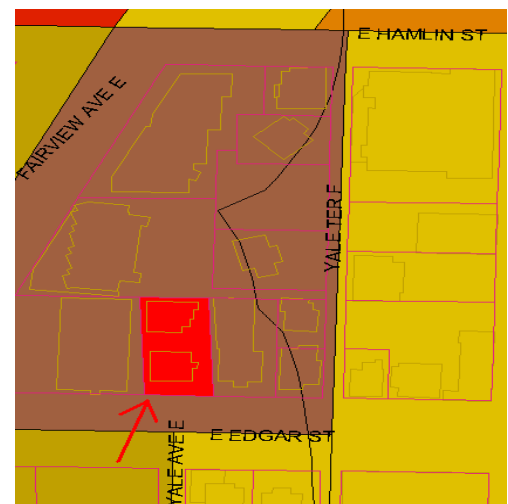
The following approval is required:

Short Subdivision to create two unit lots. (SMC Chapter 23.24)

BACKGROUND DATA

Zoning: L-3, RC
Date of Site Visit: October 16, 2004
Uses on Site: Two single family dwelling units

Substantive Site Characteristics: The subject site is approximately 5000 square feet and is located in a Lowrise - Residential Commercial zone (L-3, RC) - it is also situated in the Shoreline District, in the Urban Stable Environment (US). This zone spans between the west half of the alley to the east, where the zone changes to Neighborhood Commercial (NC2-40) and the east half of Fairview Avenue East, where the zone changes



to a different Lowrise zone (L-2). This zone continues north to the south half of East Hamlin Street, where the zone changes to another Lowrise/Residential Commercial zone (L-1, RC) and changes to Lowrise zones (L-1 & L-2) at the south half of East Edgar Street. Diagonal to this zone are a Commercial zone (C2-40) and a single family zone (SF5000) on the west edge, and a Neighborhood Commercial zone (NC3-40) on the northeast edge. East Edgar Street is improved with concrete curbs, gutters, planting strips and sidewalks. The character of the neighborhood is a mix of established, older single family residences, small to medium sized commercial uses, medium sized apartment buildings, new townhouses and houseboats.

The site slopes approximately thirteen feet from east to west. Both houses will take access off East Edgar Street.

Public Comment: No comments were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from within DPD, Water (SWD), Fire Departments (SFD), and Seattle City Light, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an

environmentally critical area; therefore SMC 25.09.240 is not applicable. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

ANALYSIS –UNIT LOT SUBDIVISION

Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

ANALYSIS - SHORT SUBDIVISION

- A. Sites developed or proposed to be developed with dwelling units listed in subsection A above, may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.*
- B. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.*
- C. Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.*
- D. A joint use and maintenance agreement has been included on the short plat documents and should also be included on the final documents for recording.*
- E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of King County Development of Records and Elections.*
- F. The facts that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.*

Summary - Unit Lot Subdivision

Review of this application shows that the proposed short subdivision would conform to applicable standards of SMC 23.24.045 subject to the conditions imposed at the end of this decision. The existing

developments are single family dwelling units. The structures, as reviewed under their separate building permits, conform to the development standards for the time the permit application was vested. To assure that future owners have constructive notice that additional development may be limited; the applicant will be required to add a note to the face of the plat that reads as follows: "*The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code.*" Parking and open space will be provided on each site.

DECISION – UNIT LOT SUBDIVISION

The proposed Unit Lot Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS – UNIT LOT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ____ of ____."
2. Provide on the plat the required Seattle City Light Easement.
3. Post an address sign to benefit Unit Lot A at a location visible from East Edgar Street and provide an easement, covenant, or other legal agreement on the final plat to ensure that the address signage is maintained.
4. Return the completed, signed and notarized Side Sewer Easement, Connection Agreement, Hold Harmless and Indemnification document.
5. Submit the recording fee and final recording forms for approval.

Signature: _____ (signature on file) Date: November 15, 2004

Lauren Hirt, Land Use Planner
Land Use Services

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